



Knutsford

Lavender House, Mobberley Road



Knutsford, WA16 8EQ

Mobberley Road

AUCTION GUIDE PRICE £320,000



The Property

This charming, distinctive and characterful semi-detached house exudes curb appeal and is situated in an enviable position, forming a row of similar period properties on a one way street.

Lavender House is within Crosstown Conservation Area, a beautiful, quiet backwater within a short walk to Knutsford Town Centre and all local amenities including the shops, bars and restaurants, as well as Knutsford Railway Station. Also on the doorstep are Knutsford's stunning outdoor spaces such as Tatton Park and The Heath.

This striking property has been lovingly and sympathetically maintained over the years to provide modern accommodation blended with period features throughout such as original beams and an open fireplace.

Particular mention must be made of the stunning master bedroom with balcony offering further alfresco living in addition to the enclosed cobbled front courtyard and small south facing garden that has a Right Of Way from Mobberley Road down a path to the side of the property.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights by the railway station. Proceed through the next traffic lights up Brook Street turning immediately left onto Mobberley Road adjacent to The Legh Arms public house. After passing Manor Park South on your right the property will soon be seen on your right.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

An immaculately presented double fronted semi-detached character property set over three floors

- Situated in the heart of Knutsford town centre & all its amenities
- Part of Crosstown Conservation area
- Stylish design with character features
- Beautiful open plan living accommodation
- Two bedrooms and landing/study space
- Spacious bathroom
- Enclosed courtyard garden
- Potential Rental Income £1,450pcm

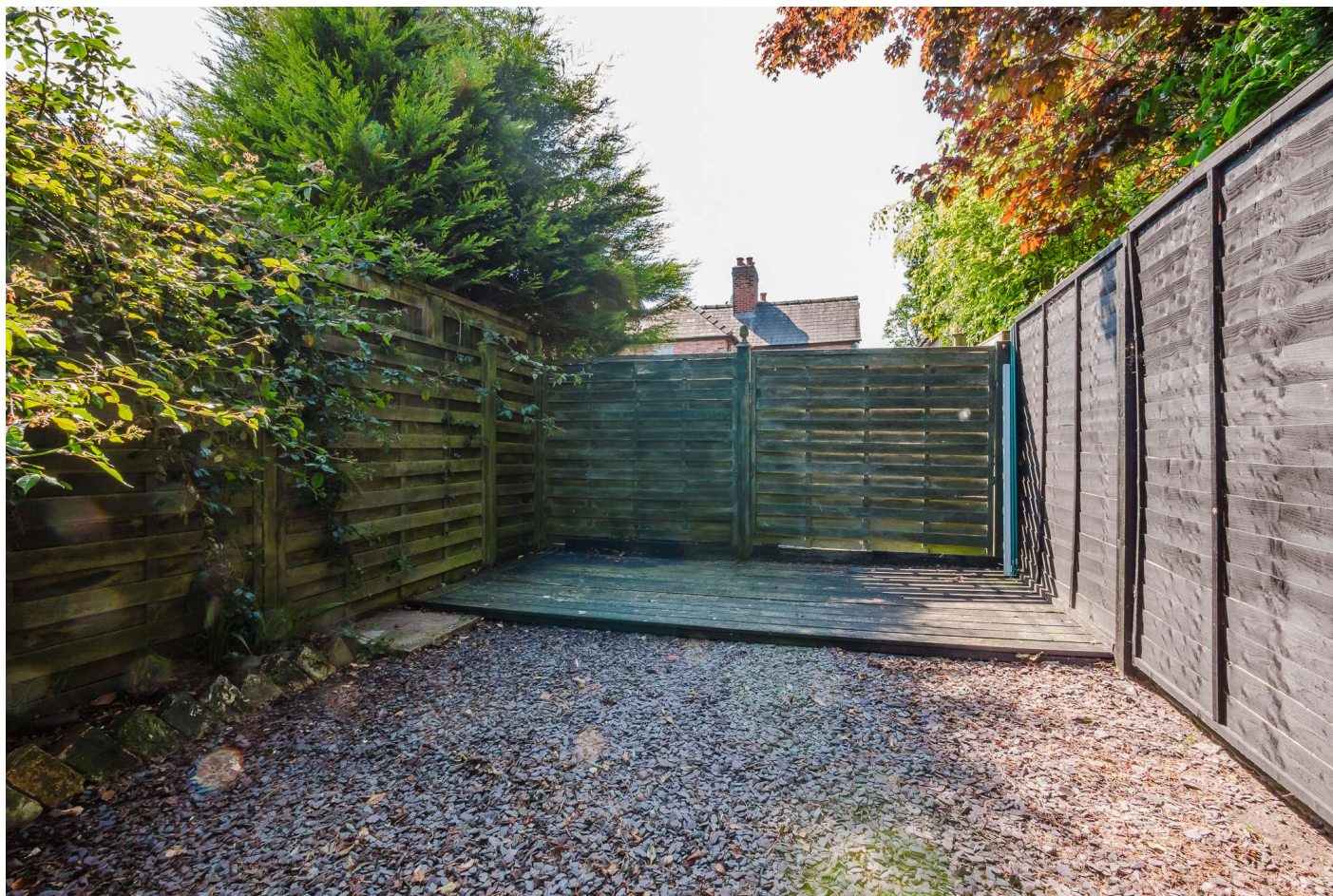
Postcode – WA16 8EQ

EPC Rating – D

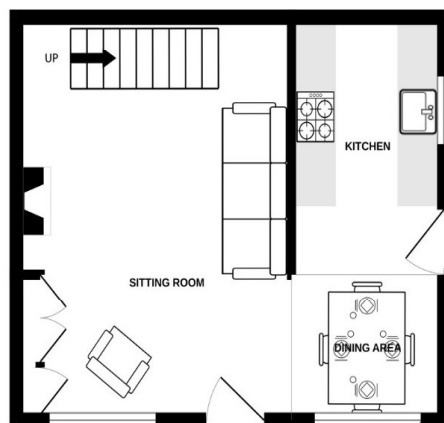
Tenure – Freehold

Local Authority – Cheshire East

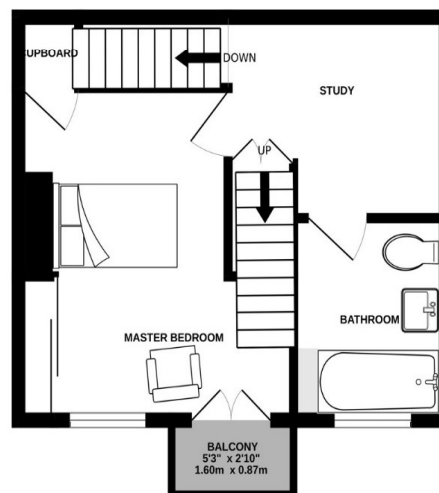
Council Tax – Band C



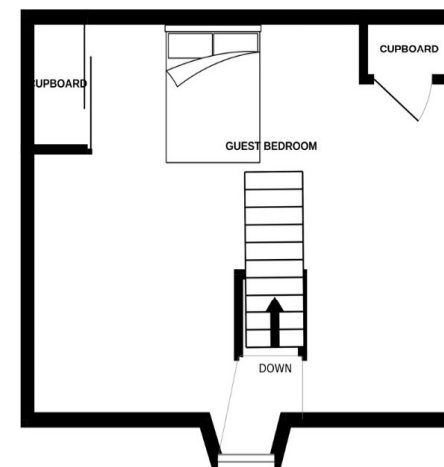
GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



2ND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

